



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

PROJECT No. 03-260-(1)  
**CONDITIONAL USE PERMIT**

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE January 20, 2004	

APPLICANT Humberto Flores	OWNER Carol Tawil Trust	REPRESENTATIVE AMLEX
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**REQUEST**

**Conditional Use Permit:** To authorize the sale of beer and wine for off-site consumption at an existing gas station and mini-mart.

**LOCATION/ADDRESS**

1358 E. Firestone Blvd., Los Angeles

**ZONED DISTRICT**

Compton-Florence

**COMMUNITY**

Florence-Firestone

**EXISTING ZONING**

C-3 (Unlimited Commercial)

**ACCESS**

Firestone Blvd.

**SIZE**

0.29 acres

**EXISTING LAND USE**

Gas station and mini-mart

**SHAPE**

Rectangular

**TOPOGRAPHY**

Level

**SURROUNDING LAND USES & ZONING**

North: Auto repair, Barber, Beauty Salon, Jr. High School  
Single Family Residences/ C-3, R-3 (Limited Multiple  
Residences)

East: Single Family Residences, Churches, Jr. High School/  
C-3, R-3, R-2

South: Residential/ R-2 (Two Family Residences)

West: Retail, Market, Church, Elementary School,  
Residential/ C-3, R-3, R-2

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	Major Commercial (C)	N/A	See Staff Report
Community Plan	_____	_____	_____

**ENVIRONMENTAL STATUS**

Categorical Exemption (Class 1 – Existing Facilities)

**DESCRIPTION OF SITE PLAN**

The site plan depicts an existing 2,670 sq. ft. canopy covering four gas pumps in the northern half of the property. Two additional diesel pumps are in the southeast corner of the property. Access to the property is via Firestone and Mary Ave. The existing one-story, 315 sq. ft. minimart is in the middle of the southern half of the property. There is an alleyway behind the minimart building. Three parking spaces are provided in the southwest corner of the property.

**KEY ISSUES**

- Satisfaction of Section 22.56.040 and 22.56.195 of Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.

(If more space is required, use opposite side)

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) _____ (F) _____	(O) _____ (F) _____	(O) _____ (F) _____

\*(O) = Opponents (F) = In Favor